

June 2015 Staff Report

The following is a status report on the tasks identified in the FY '15 Annual Work Plan.

- A. *The question of the cost of the facilities produced by Pre-D is of concern to our partners. During this coming year we will continue to focus on identifying the value of projects to funders. A process will be developed that involves the funders early on in discussing the value of a project and the data that is needed to demonstrate that value.*

Status: The cost of a project is now discussed by the Oversight Committee at three points, at least, during the predevelopment process. When a project is first brought to the Committee for possible acceptance into the Program there is an evaluation of the likelihood that sufficient capital funds can be raised. This evaluation takes into account the capacity of the organization to raise funds, the availability of capital funding for this type of project, and the value of the social return on the funders' investment. The same evaluation is made again once a budget level cost estimate is available and then when a final cost estimate is provided. At each point a recommendation may be made to decline further support for the project or – more likely – redefine the scope of the project to bring it into a more affordable status.

- B. *With the availability of funding for capital projects apparently declining in Alaska, information is needed on prospects for capital projects in the future and how this will affect the need for Pre-Development services. The Program will focus on the need for deferred maintenance, energy efficiency measures, and efficient use of existing structures.*

Status: A quantitative assessment of the availability of capital funding has not been conducted but the continuing decline in government funding is obvious. There is no indication that this will change in the near future. In the meantime we have been stressing the need for efficient use of space in our projects and re-use of space where possible. The Domestic Violence Shelter project has provided an opportunity to focus on deferred maintenance and may be a model for future projects. There will be a planning effort in FY '16 to determine the most productive

way for Pre-D to further the Partners' efforts to invest most effectively in the capital assets of nonprofits.

- C. *The decline in State funding for projects requires a re-evaluation of our approach to the Legislature. Determine a strategy for making most effective use of available funding.*

Status: There was so little interest in capital funding on the part of the Legislature this year that the annual Lunch and Learn session was cancelled. The discussion about the future of Pre-D might well include a strategy for working with the State on making most effective use of government and private sources of funding.

- D. *Research the need for and the feasibility of developing non profit centers and increasing sector collaboration.*

Status: Two of our Partners and several of the organizations in Pre-D have expressed interest in exploring the option of a nonprofit shared space facility. Pre-D staff has attended a conference put on by the NonProfit Centers Network to learn more about the mechanics of planning, funding and operating this type of facility. We expect to be more actively engaged in this effort in FY '16.

- E. *Provide technical assistance and project management for the State's Domestic Violence Shelter Deferred Maintenance Program.*

Status: Pre-D conducted code and condition surveys on seventeen domestic violence shelters around the state, developed a list of improvements needed at each shelter, and worked with the DVSI Steering Committee to prioritize the work to be accomplished within the available funding. Our Project Manager has developed a work plan and schedule for the project and is now in the process of obtaining consultants and contractors to accomplish the work. The \$340,000 in Pre-D funds approved for this project by the Partners has now been spent and we are negotiating with the Alaska Community Foundation on a contract to provide project management services for the remainder of the project.

- F. *Prepare a capital project funding guide in a digital format for use by Pre-Development's clients and non profits.*

Status: The funding guide has been completed and an early version distributed in hard copy at The Foraker Group's Summit in April. Revisions were made based on feedback to the early version and a digital edition will be available shortly. It will be provided to our Partners for their use and posted on The Foraker web site.

PRE-DEVELOPMENT PROGRAM WORKLOAD DATA

6/15/15

ACTIVE PROJECTS

Organization	Location	Project	Status			
			Capacity	Program	Plans	Funding
Alaska Center for the Blind	Anchorage	Facility Improvements				
Bird TLC	Anchorage	Flight Pens and Master Plan				
Catholic Social Services	Anchorage	Replacement CSS Center				
CCS Early Learning	Eagle River	Early Childhood Center				
Central Peninsula Hospital	Soldotna	Transitional Housing				
Christian Health Associates	Anchorage	Replacement Clinic				
Covenat Youth of Alaska	Anchorage	Student Housing				
Congregation Beth Shalom	Anchorage	Senior Housing				
Food Bank of Alaska	Valley	Warehouse				
Heartreach	Wasilla	New Office Building				
Homer Non Profit Center	Homer	New Office Building				
Mat-Su Borough	Willow	Library Expansion				
Musk Ox Farm	Palmer	Barn Remodel				
Native Village of Unalakleet	Unalakleet	Sr. Assisted Living				
Northern Susitna Institute	Talkeetna	New Facility				
Seldovia Village Tribe	Anchor Point	New Clinic				
Skagway Municipality	Skagway	Senior Housing				
Sitkans Against Family Violence	Sitka	Shelter Expansion				
Tok Library Association	Tok	Library Expansion				
Valley Performing Arts	Wasilla	Theatre Expansion				

SPECIAL PROJECTS

Organization	Location	Project	Service
Denali Commission	Statewide	Energy Audits	Study
Denali Commission	Anchorage	NVE Interpretive Site	Planning, Design,
Rasmuson Foundation	Statewide	Domestic Violence Initiative	Design/Const.
Denali Commision/Rasmuson	Fairbanks	Energy Audits	Processing
Alaska Mental Health Trust	Anchorage	Clithroe Replacement	Planning

PROJECTS ON HOLD

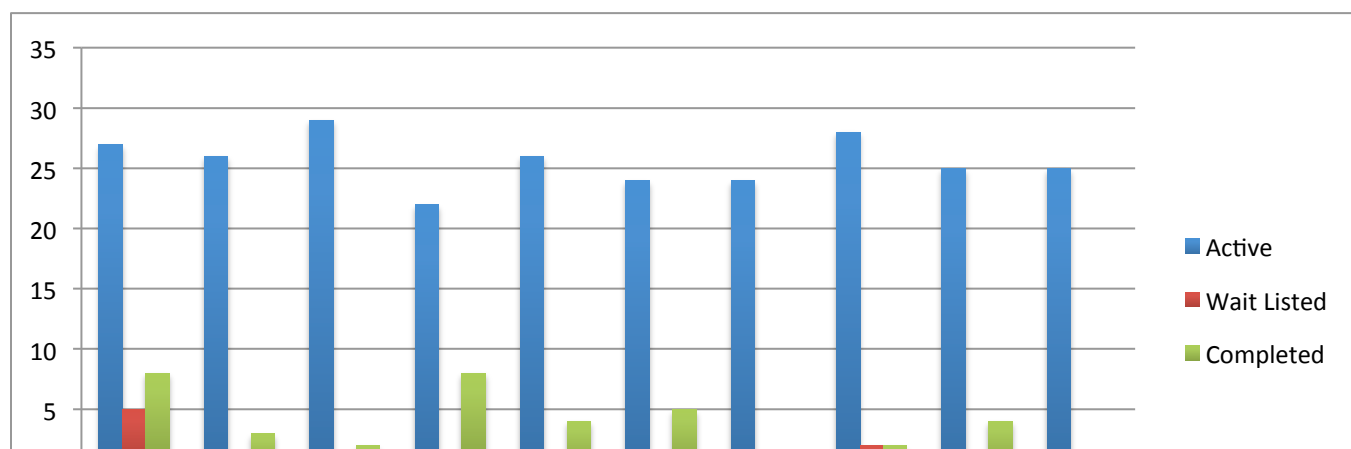
Organization	Location	Project
Alaska Pacific University	Anchorage	Counseling Center
Nine Star	Anchorage	Consolidate Facilities

APPLICATIONS PENDING

Organization	Location	Project
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Nenana School District	Nenana	Flight School
Native Village of Kotzebue	Kotzebue	Community Center
City of Cordova	Cordova	Historical Bldgs. Preservation
Friends of Kodiak State Parks	Kodiak	Visitor Center
Yakatat Tribe	Yakatat	Clinic
City of Wasilla	Wasilla	Bus Barns
Juneau Arts Council	Juneau	Willoughby Arts Center
Senior Citizens Support Services	Juneau	Assisted Living Facility
Center for Alaska Coastal Studies	Homer	Facility Upgrades
City of Craig	Craig	Library Replacement

PROJECT DATA FOR THE PAST THREE YEARS



**The Foraker Group
Predevelopment Program
Project to date through April 2015**

FY 2015					FY 2014			
	Actual thru April	Budget Thru April	Actual vs. Budget	% Actual vs. Budget	Actual thru April	Budget April	Actual vs. Budget	% Actual vs. Budget
Receipts:								
Carry over from FY 14	\$0							
Grant Payments								
Denali Commission					322,052			
AMHTA	\$150,000				100,000			
MSHF	\$300,000							
250k State Grant	\$77,005							
Rasmuson	\$300,000				300,000			
Total receipts	\$827,005	\$1,019,163	-\$192,158	81.15%	722,052	875,000	-\$152,948	82.52%
Expenditures:								
Salary and Benefits	\$214,722	\$221,250	-\$6,528	97.05%	202,208	225,000	-\$22,792	89.87%
Travel	\$23,193	\$26,667	-\$3,474	86.97%	19,342	20,830	-\$1,488	92.86%
Training & Conferences	\$1,400	\$1,667	-\$267	84.00%	400	1,660	-\$1,260	24.10%
Mileage	\$0	\$1,667	-\$1,667	0.00%	576	420	\$156	137.14%
Rent	\$5,551	\$5,000	\$551	111.02%	5,251	3,750	\$1,501	140.03%
Supplies	\$100	\$1,667	-\$1,566	6.01%	1,045	830	\$215	125.90%
Printing	\$28	\$100	-\$72	27.69%	51	130	-\$79	39.23%
Telephone	\$2,293	\$1,667	\$626	137.58%	2,196	1,660	\$536	132.29%
Dues and subscriptions	\$1,532	\$2,500	-\$968	61.28%	2,123	2,500	-\$377	84.92%
Meals, catering and events	\$1,592	\$2,083	-\$491	76.42%	1,607	1,660	-\$53	96.81%
Sub-Total	\$250,411	\$264,417	-\$14,006	94.70%	234,799	258,440	-\$23,641	90.85%
Indirect costs	\$37,562	\$39,663	-\$2,101	94.70%	39,927	43,935	-\$4,008	90.88%
Core	\$287,973	\$304,079	-\$16,106	94.70%	274,726	302,375	-\$27,649	90.86%
Technical assistance	\$416,140	\$457,583	-\$41,443	90.94%	286,329	314,440	-\$28,111	91.06%
Project Management	\$159,295	\$191,667	-\$32,372	83.11%	179,463	192,080	-\$12,617	93.43%
Mat-Su Technical Assistance	\$44,167	\$44,167	\$0	100.00%	33,649	44,170	-\$10,521	76.18%
Mat-Su Project Management	\$21,667	\$21,667	\$0	100.00%	23,653	21,670	\$1,983	109.15%
Services	\$641,269	\$715,083	-\$73,814	89.68%	523,094	572,360	-\$49,266	91.39%
Total expenditures	\$929,242	\$1,019,163	-\$89,921	91.18%	797,820	874,735	-\$76,915	91.21%
Excess cash receipts over (under) expenditures	\$ -102,237	\$0	-\$102,237					